



City of Eustis, Florida

City Hall
10 North Grove Street
Post Office Drawer 68
Eustis, FL 32727-0068

Meeting Minutes – Final* City Commission

Thursday, October 1, 2015

6:00 PM

City Hall

INVOCATION: Dr. Rev. V. H. Volland, Epiphany Anglican Church

PLEDGE OF ALLEGIANCE: Commissioner Gnann-Thompson

CALL TO ORDER: Mayor Holland - 6:02 p.m.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

Present: 5 - Commissioner Carla Gnann-Thompson; Vice-Mayor Karen LeHeup-Smith; Commissioner Linda Bob; Commissioner Bill Brett; and Mayor Michael Holland

I. AGENDA UPDATE - None

II. APPROVAL OF MINUTES

15236 September 17, 2015 - Regular City Commission Meeting

A motion was made by Commissioner Bob, seconded by Vice-Mayor LeHeup-Smith, to Approve the Minutes. The motion carried by the following vote:

Aye: 5 - Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; Commissioner Brett; and Mayor Holland

III. AUDIENCE TO BE HEARD

Gail Isaac Thomas addressed the Commission to invite everyone to the Christian Comedy Show to be held at the Community Building on Friday, October 2, 2015.

IV. CONSENT AGENDA

15231 Resolution No. 15-77: Authorizing Acceptance of \$7,384 from Edward Byrne Memorial Justice Assistance Grant

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Brett, to Approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; Commissioner Brett; and Mayor Holland

V. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

15216 Resolution No. 15-66: Golden Grove Conceptual Site Plan

Derek Schroth, City Attorney, announced Resolution No. 15-66: A Resolution of the City Commission of the City of Eustis, Florida; approving a conceptual site plan for an affordable housing complex on 4.15 acres located in the southwest corner of the intersection of Kurt Street and Huffstetler Road.

Lori Barnes, Development Services Director, reviewed the conceptual site plan explaining that approval would allow the applicant, HTG Valencia LLC, to seek Florida Housing Finance federal housing credits for construction of the project and that granting approval would not convey any entitlements to the subject property.

Mr. Schroth opened the public hearing at 6:09 p.m. There being no public comment, the hearing was closed at 6:09 p.m.

The Commission confirmed that the Kurt St. project was still on track with the County. Concern was expressed about the need for additional economic development and not just additional housing.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Brett, to Approve Resolution No. 15-66. The motion carried by the following vote:

Aye: 5 - Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; Commissioner Brett; and Mayor Holland

SECOND READING

15219 Ordinance No. 15-13: Amendments to the Land Development Regulations

Mr. Schroth read Ordinance No. 15-13 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, replacing Chapters 98, 100, 102, 106, 109, 110, and 115 of the Land Development Regulations in their entirety; providing for codification; and providing for an effective date.

Mr. Schroth opened the public hearing at 6:12 p.m. There being no public comment, the hearing was closed at 6:12 p.m.

A motion was made by Commissioner Brett, seconded by Vice-Mayor LeHeup-Smith, to Adopt Ordinance No. 15-13 on second reading. The motion carried by the following vote:

Aye: 5 - Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; Commissioner Brett; and Mayor Holland

15220 Ordinance No. 15-21: Small Scale Comprehensive Plan Amendment-Future Land Use- 2200 County Road 452

Mr. Schroth read Ordinance No. 15-21 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, amending the City of Eustis Comprehensive Plan pursuant to 163.3187(1) F.S.; changing the Future Land Use Designation of approximately 4.39 acres of real property located at 2200 County Road 452 from General Commercial (GC) to General Industrial (GI).

Mr. Schroth opened the public hearing at 6:13 p.m. There being no public comment, the hearing was closed at 6:13 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Brett, to Adopt Ordinance No. 15-21 on second reading. The motion carried by the following vote:

Aye: 5 - Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; Commissioner Brett; and Mayor Holland

15221 Ordinance No. 15-22: Voluntary Annexation - Mount Homer Road, east of Dillard Road

Mr. Schroth read Ordinance No. 15-22 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 9.5 acres of real property located on the south side of Mount Homer Road, east of Dillard Road.

Mr. Schroth opened the public hearing at 6:14 p.m. There being no public comment, the hearing was closed at 6:14 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Brett, to Adopt Ordinance No. 15-22 on second reading. The motion carried by the following vote:

Aye: 4 - Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Brett; and Mayor Holland

Nay: 1 - Commissioner Bob

15222 Ordinance No. 15-23: Small Scale Comprehensive Plan Amendment Future Land Use Map Amendment - Mount Homer Road, east of Dillard Road.

Mr. Schroth read Ordinance No. 15-23 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, amending the City of Eustis Comprehensive Plan pursuant to 163.3187(1) F.S.; changing the Future Land Use Designation of approximately 9.5 acres of recently annexed real property located on the south side of Mount Homer Road, east of Dillard Road, from Urban Low in Lake County to Mixed Commercial/Residential (MCR) in the City of Eustis.

Mr. Schroth opened the public hearing at 6:15 p.m. There being no public comment, the hearing was closed at 6:15 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Brett, to Adopt Ordinance No. 15-23 on second reading. The motion carried by the following vote:

Aye: 4 - Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Brett; and Mayor Holland

Nay: 1 - Commissioner Bob

15223 Ordinance No. 15-24: Design District Map Amendment – Mount Homer Road, east of Dillard Road.

Mr. Schroth read Ordinance No. 15-24 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning the Design District Designation of Suburban Corridor to 9.5 acres of recently annexed real property located on the south side of Mount Homer Road, east of Dillard Road.

Mr. Schroth opened the public hearing at 6:16 p.m. There being no public comment, the hearing was closed at 6:16 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Brett, to Adopt Ordinance No. 15-24 on second reading. The motion carried by the following vote:

Aye: 4 - Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Brett; and Mayor Holland

Nay: 1 - Commissioner Bob

15233 Resolution No. 15-76: Sunstar Grove Conceptual Site Plan

Mr. Schroth announced Resolution No. 15-76: A Resolution of the City Commission of the City of Eustis, Florida; approving a conceptual site plan for an affordable housing development on the south 5.5 acres of an approximately 8.21 acre parcel at the southeast corner of Dillard Road and Mt. Homer Road.

Ms. Barnes reviewed the Sunstar Grove conceptual site plan explaining that the applicant, John Prickett, would be submitting a Florida Housing Finance application for federal tax credits for affordable housing for 55 and over residents and that the conceptual plan approval would not grant any entitlements to the subject property.

Mr. Schroth opened the public hearing at 6:19 p.m.

The Commission confirmed that only one of the concept plans could receive approval from Florida Housing Finance with Ms. Barnes explaining they will only approve one per county. It was also noted by the Commission that additional conventional housing needs to be developed within the City along with commercial development.

Jack Prickett, developer, agreed that more conventional housing needs to be developed within the City and to redevelop the downtown area.

Rodrigo Hernandez, Valencia Groves developer, explained the population that would be eligible for the development and that construction should begin in November.

There being no further public comment, the hearing was closed at 6:26 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Brett, to Approve Resolution No. 15-76. The motion carried by the following vote:

Aye: 4 - Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Brett; and Mayor Holland

Nay: 1 - Commissioner Bob

FIRST READING

15234 Ordinance No. 15-25: Amendment to Chapter 42, Code of Ordinances - Horse-Drawn Vehicle Franchise Agreements

Mr. Schroth read Ordinance No. 15-25 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Florida; amending Chapter 42, Franchises, Article I of the City of Eustis Code of Ordinances, and adding Article VII, to provide for franchise agreements for horse-drawn vehicles utilizing the public rights-of-way in and around the Central Business District and/or historic districts; providing for conflict with existing ordinances; providing for codification, severability, and effective date.

Ms. Barnes explained the recommended changes to Chapter 42 which would allow franchise agreements for horse-drawn vehicles.

Mr. Schroth opened the public hearing at 6:28 p.m. There being no public comment, the hearing was closed at 6:28 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Bob, to Approve Ordinance No. 15-25 on First Reading. The motion carried by the following vote:

Aye: 5 - Commissioner Gnann-Thompson; Vice-Mayor LeHeup-Smith; Commissioner Bob; Commissioner Brett; and Mayor Holland

VI. OTHER BUSINESS

15232 Discussion and Direction Regarding Provisions for Hobby Pigeons in the City Limits

Ms. Barnes commented on the previous discussion with Dave Bacon regarding allowing the keeping of pigeons as a hobby within the City. Pursuant to Commission direction, staff met with Mr. Bacon and developed some draft regulations.

The Commission discussed when the regulations were changed within the City, the lack of complaints when they were in the City previously, the lack of complaints received by the County, whether or not pigeons should be within the City, possible issues that could arise, and problems with inadequately cared for lofts.

Mayor Holland opened the floor to public comment at 6:35 p.m.

Dave Bacon cited a Florida House Resolution recognizing the pigeon hobby within the state. He commented on the number of breeds that are only bred for looks and not to fly and the high cost for racing pigeons. He expressed support for the City adopting regulations to allow the pigeons.

CONSENSUS: On a 3 to 2 straw vote, it was a consensus of the Commission for staff to bring back the proposed regulations in ordinance form.

VII. FUTURE AGENDA ITEMS

Vice Mayor LeHeup-Smith asked to have a discussion on the agenda or a workshop regarding the state of Lake Gracie and for interested persons and organizations to be invited to the discussion.

VIII. COMMENTS

City Commission

Commissioner LeHeup-Smith thanked the Customer Service staff for their assistance with a large item pickup. She thanked everyone for donations for the Humane Society and noted that the Sheriff's Office has assumed responsibility for animal control. She cited upcoming activities including the Folk Festival.

Commissioner Brett encouraged everyone to attend the Eustis High School Homecoming on Friday night.

Commissioner Bob complimented the high school football team.

Commissioner Gnann-Thompson thanked City staff for their assistance with the Homecoming parade.

Mayor Holland announced the "Explore Eustis" event on Sunday and noted the Peddler's Wagon open house and the amount of downtown foot traffic it was generating. He announced the Police and Fire Department would be selling breast cancer fund-raiser shirts at the Eustis Live event, Police Dept., City Hall and at Fire Station #22. He stated that the Fire Dept. proceeds would be going to the Pink Army at Florida Waterman Hospital.

City Manager

Ron Neibert, City Manager, announced that Lori Barnes had been appointed the new Development Services Director.

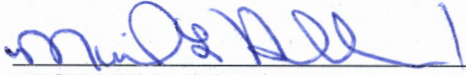
City Attorney - None

Mayor

Mayor Holland thanked the audience for attending.

IX. ADJOURNMENT - 6:46 p.m.


MARY C. MONTEZ
City Clerk


MICHAEL L. HOLLAND
Mayor/Commissioner

*These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording or verbatim transcript of the meeting can be obtained from the office of the City Clerk for a fee.